

# EXPLORE

THE LARGEST MIXED USE BUILDING IN THE WORLD



## SKYLINE





# MORSHEDY GROUP



## EGYPT

**NEW CAIRO**  
ONE KATTAMEYA  
KATTAMEYA GATE  
SKYLINE

### NORTH COAST

zahra  
Northed

**Nasr city**  
TOWERS  
LANDMARK

**OCTOBER**  
LAKEFRONT  
PALMS  
GARDENS

### MAADI

Rayhanah Avenue  
Rayhannah Residence  
Rayhanah Plaza  
THE VIEW SUITES

### RING ROAD

BAVARIA TOWN  
D VIEW  
CRYSTAL PLAZA  
GRAND GATE  
GRAND CITY  
AXIS ADMIN

## GREECE

**ATHENS**  
VOULIAGMENI  
VOULA  
GLYFADA  
VARKIZA  
KIFISIA  
PSYCHIKO  
EKALI  
AGIA PARASKEVI

## U. A. E

**RAS AL KHAIMAH**

With an initial vision of penetrating the real estate industry, Morshedy Group has expanded its realm of expertise and services beyond a residential context. It has proudly grown and evolved to encompass retail, commercial, sports, medical and higher education developments, and it has achieved this with integrity, honesty, professionalism, creativity, and a relentless pursuit of excellence.

4 YEARS



# 21

## MEGA PROJECTS IN EGYPT

### NEW CAIRO

ONE KATTAMEYA  
KATTAMEYA GATE  
SKYLINE

### NORTH COAST

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LAKEFRONT  
PALMS  
GARDENS



# MORSHEDY GROUP



ONE KATTAMEYA



RAYHANNAH RESIDENCE



RAYHANAH PLAZA



LAKEFRONT



D//VIEW



ZAHRA



NORTHED



CRYSTAL PLAZA



4

COMPLEXES



1,195

BUILDINGS



100,000  
CLIENTS



3,500  
UNITS DELIVERED  
PER YEAR



25  
MALLS



17  
NURSERIES



7  
MEDICAL CLINICS



1  
HOSPITALS



11  
SCHOOLS



1  
UNIVERSITY



14  
MOSQUES

SOME OF  
OUR PROJECTS



## WELCOME TO



## SKYLINE

Skyline is the largest mixed-use building in the world. It is a proud holder of a Guinness World record attempt, and was designed with a revolutionary, multi-dimensional vision in mind. Skyline is a residential, commercial, and administrative development, providing services that cater to your every need with an unrivalled take on affordable luxury.

Advocating a greener future, Skyline is carefully crafted to ensure and facilitate sustainable living. It is truly one of Morshedy Group's most unique and outstanding mega projects.

1,262,000 M<sup>2</sup>  
Residential space

**11,000**  
Residential Units



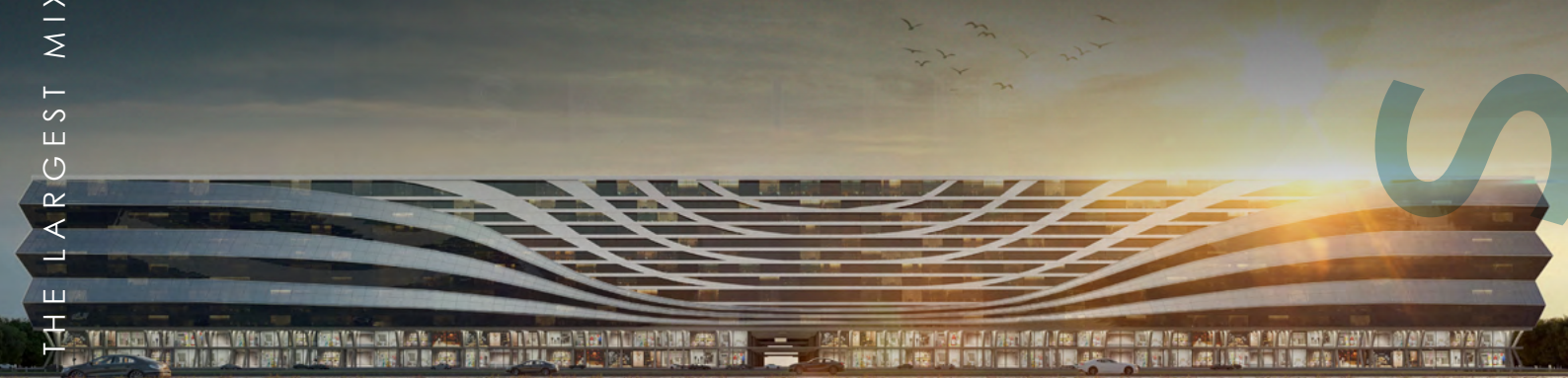
200,000 M<sup>2</sup>  
Admin space

**2,000**  
Administrative Units



104,600 M<sup>2</sup>  
commercial space

**400**  
Retail Store





LOCATION

SKYLINE  
EGYPT

6 HOUR 

FLIGHT FROM MOST  
OF THE COUNTRIES  
IN THE WORLD.

64%

IN NEW CAIRO  
KATAMEYA ROAD

Cairo International Airport  
14 min

New Capital  
20 min

Masr El Gedida  
15 min

EL-SHOUYFAT  
الشويفات

THE 5TH  
SETTLEMENT  
التجمع الخامس

DISTRICT NO 5  
الحى الخامس

GHARB EL-GOLF  
غرب الجولف

WEST ARABELLA

EL KATAMEYA  
مدينة القمامية

THE 3RD  
DISTRICT  
التجمع الثالث

AL NARG  
الترجس

AL NARGES  
BUILDINGS  
الترجس عمارات

SKYLINE



# PARTNERS OF SUCCESS

savills

**HADID**   
DESIGN & DEVELOPMENT GROUP



# VAN DER PAS





# SMART BUILDING FOR SMART PEOPLE SKYLINE



SMART STREET LIGHTS



INTERNET OF THINGS



WASTE MANAGEMENT



TRAFFIC MANAGEMENT



SMART PARKING



PUBLIC SAFETY



SMART ENERGY



SMART ENVIRONMENT



SMART BUILDINGS

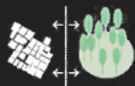




# SUSTAINABILITY TO CHANGE THE WORLD

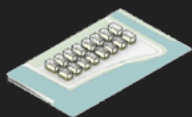


## MASSING CONCEPT PROBLEMS



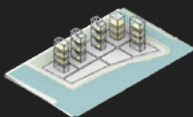
## SKYLINE SOLUTION

1



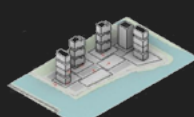
Push the space to introduce public realm

2



stacking the buildings to achieve functional modules across different levels

3



urban village: low rise building with programs on the ground floor

4



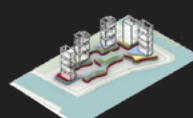
Build connections across podiums, shift circulation from inside to outside

5



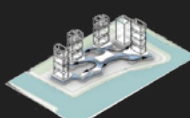
Create terraced podiums for commercial and leisure programs

6



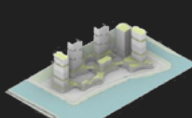
The shape of the public area defined by the program

7



Assign public spaces with different identities to create community culture

8



Apply landscape features in different public layers.



ARCHITECTURAL  
CONCEPT

# LEVELS

SKY PARK

RESIDENTIAL

Commercial

Sky Walk

SKYLINE

THE LARGEST MIXED USE BUILDING IN THE WORLD



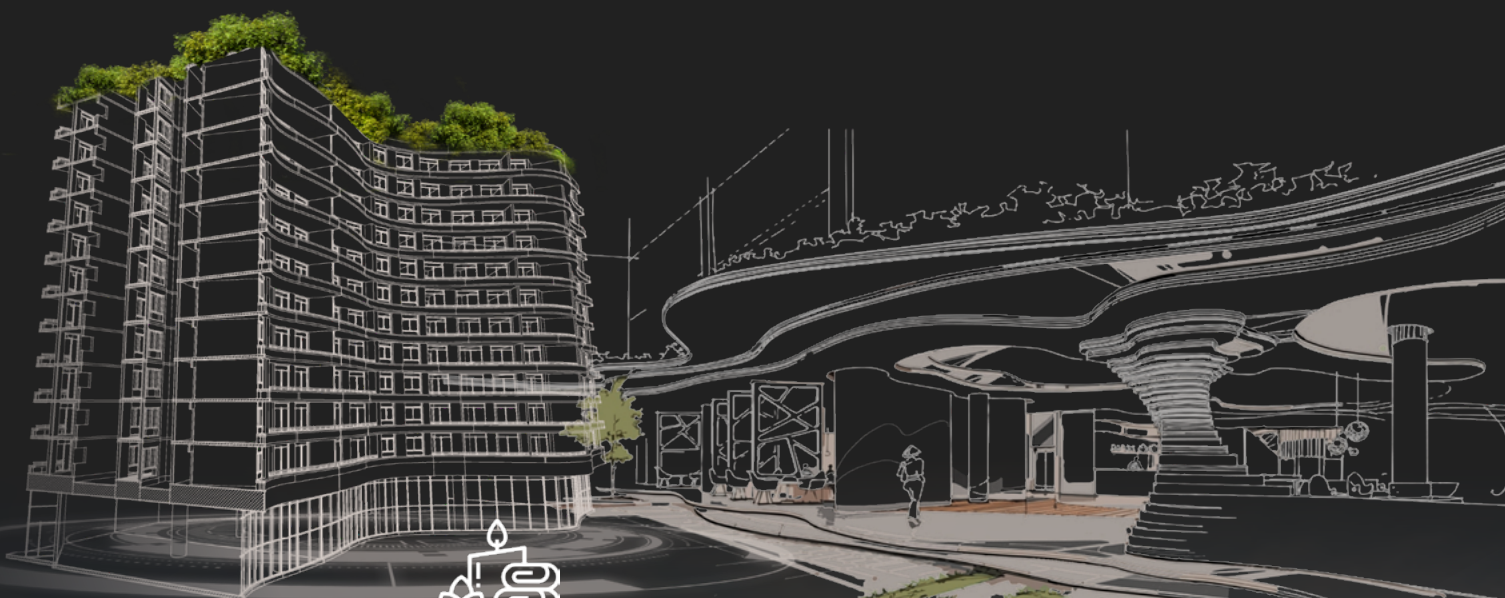


# SKY WALK

**PUBLIC ACCESS WITH 400 RETAIL SPACES**

AN OUTDOOR / INDOOR EXPERIENCE LIKE NO OTHER

SMART AMENITIES  
FOR  
SMART COMMUNITY



SPA



WORLD CLASS  
CINEMA



OUTDOOR  
ENTERTAINMENT



RESTAURANTS



KIDS AREA



ARCADE



VR ROOM



SHOPPING STORES



# SKY PARK

EXCLUSIVE ACCESS TO SKYLINE RESIDENT  
ON SKYLINE'S ROOFTOP

SMART LOCATION  
FOR  
SMART LIFESTYLE  
TOTAL PRIVACY & UNPARALLELED VIEWS



PING PONG



MINI GOLF



PADDLE TENNIS



KIDS AREA



SWIMMING POOL



EVENTS AREA



CLUB HOUSE



GYM



# HOMETEL

A NEW WAY OF LIVING



## THE DIFFERENCE BETWEEN A HOMETEL AND SERVICED APARTMENTS?

Serviced apartments are residential units in a standard residential building with hotel amenities.

A homotel is the edge of having your residential unit in building that is designed like a luxury hotel with all amenities included to ensure quality service

DESIGNED LIKE A LUXURY  
**HOTEL**  
WITHIN THE COMFORT OF YOUR  
**HOME**



# HOMETEL



## PRESIDENTIAL SUITE

AREA FROM 155M<sup>2</sup> - 175M<sup>2</sup>

BEDS 4

BATHROOM 3

LIFETIME GUESTS 7



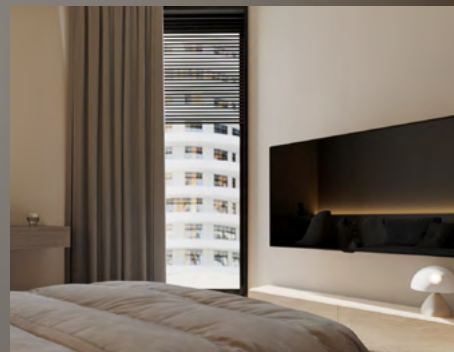
## EXECUTIVE SUITE

AREA FROM 120M<sup>2</sup> - 140M<sup>2</sup>

BEDS 3

BATHROOM 3

LIFETIME GUESTS 6



## SENIOR SUITE

AREA FROM 85M<sup>2</sup> - 110M<sup>2</sup>

BEDS 2

BATHROOM 2

LIFETIME GUESTS 4



## JUNIOR SUITE

AREA FROM 60M<sup>2</sup>

BEDS 1

BATHROOM 1

LIFETIME GUESTS 2



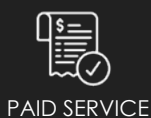
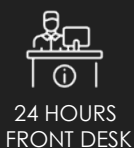
## STUDIOS

AREA FROM 40M<sup>2</sup> - 55M<sup>2</sup>

BATHROOM 1

LIFETIME GUESTS 2

## HOMETEL FEATURES





# HOMETEL

A NEW WAY OF LIVING

Devided into 5 seprate wings each one with a private entrance with 7/24 concierge service and a main lobby area on each floor.

Including a housekeeping and waste management facilities.

A total of 12 elevators per floor including 4 for furniture transportation.



155M<sup>2</sup> - 175M<sup>2</sup>  
AREA FROM



120M<sup>2</sup> - 140M<sup>2</sup>  
AREA FROM



85M<sup>2</sup> - 110M<sup>2</sup>  
AREA FROM



60M<sup>2</sup>  
AREA FROM



40M<sup>2</sup> - 55M<sup>2</sup>  
AREA FROM



■ PRIVATE LOBBY AREA FOR PRESIDENTIAL SUITE

■ HOUSEKEEPING AND  
WASTE MANAGEMENT FACILITIES

■ MAIN LOBBY AREA

## SERENITY

Serenity at Skyline is a peaceful green pathway weaving through the studio apartments,





# BUSINESS DISTRICT

By Skyline's iconic mirror facade, placed on what can be called the **'outskirts'** of the mixed-use complex.

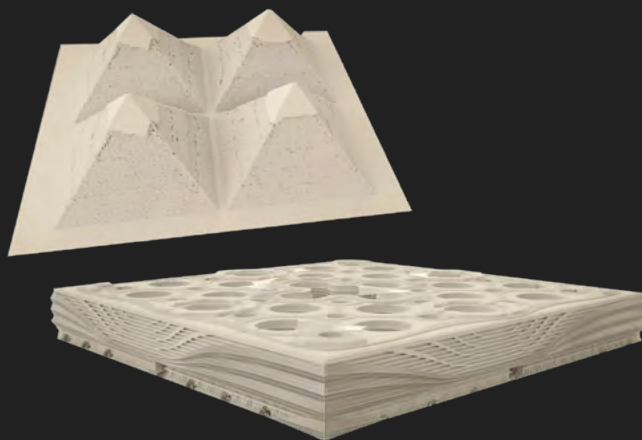




## SKYLINE VS WONDERS OF THE WORLD

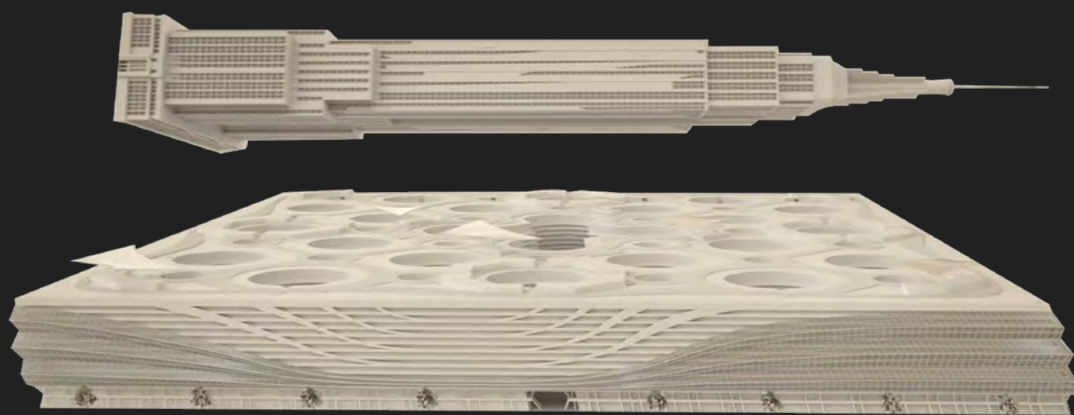
GREAT  
PYRAMIDS  
OF GIZA x4

To put this in perspective you can place  
four of the Great Pyramid on the space



EMPIRE STATE

If the **Empire State Building** in New York was placed on its side,  
it would be the length of one of the four front facades of the Skyline.



450 M

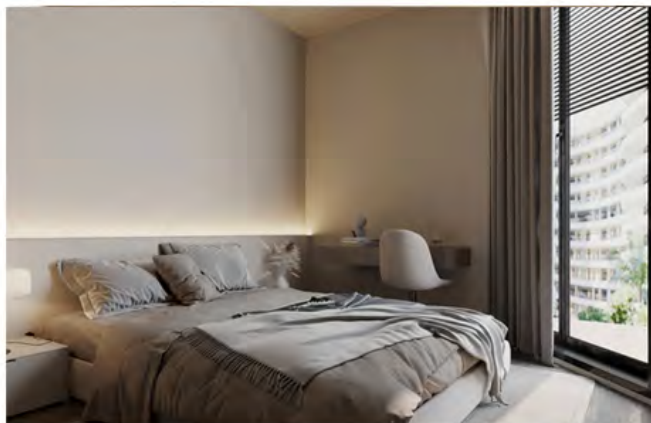
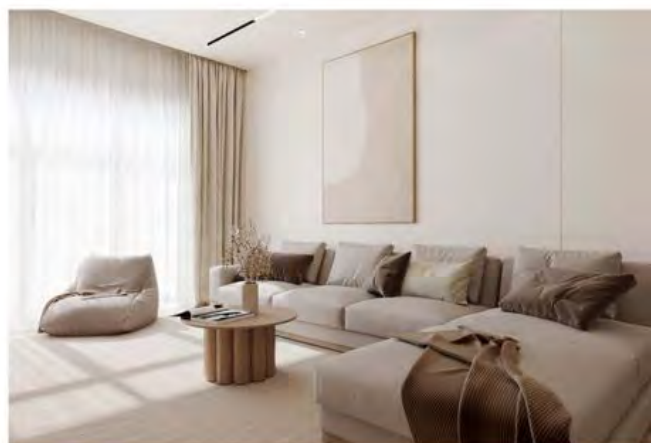
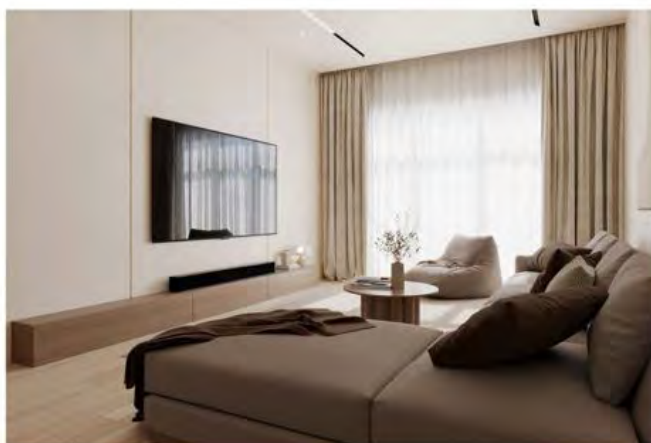




AREA 155M<sup>2</sup>

## PRESIDENTIAL SUITE

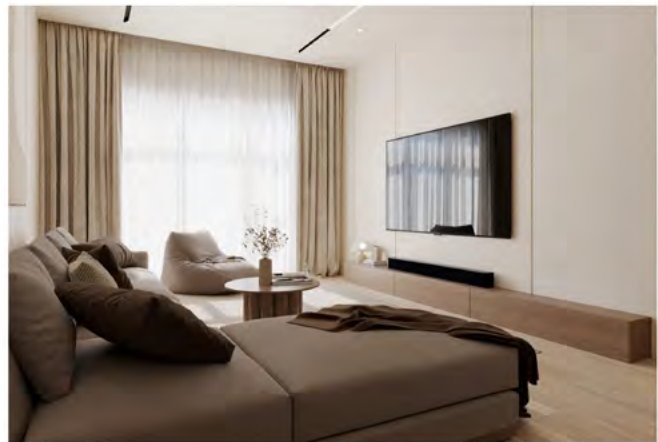
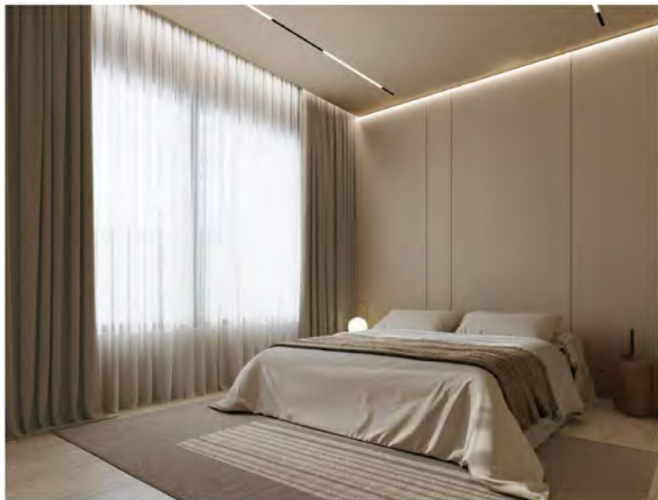
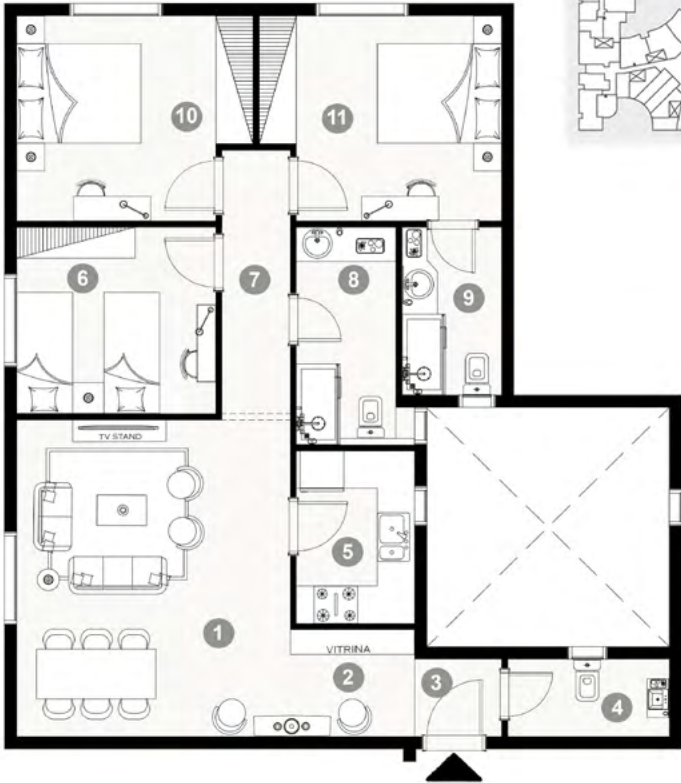
- ① ENTRANCE 1.65X1.35
- ② KITCHEN 2.30X2.20
- ③ RECEPTION 8.10X3.55
- ④ TERRACE 3.50X1.45
- ⑤ TOILET 2.30X1.10
- ⑥ BATHROOM 2.25X1.90
- ⑦ CORRIDOR 3.20X1.10  
3.10X1.20
- ⑧ BEDROOM 3.25X3.10
- ⑨ BEDROOM 3.60X3.10  
1.10X1.00
- ⑩ BATHROOM 2.55X1.05  
1.70X0.90
- ⑪ MASTER BEDROOM 3.95X3.10  
1.70X1.20
- ⑫ BEDROOM 4.30X3.05
- ⑬ TERRACE 2.40X2.20
- ⑭ TERRACE 3.35X1.65





**AREA     125M<sup>2</sup>**  
**EXCUTIVE SUITE**

- 1 RECEPTION     4.65X5.30
- 2 LOBBY           1.90X2.05
- 3 ENTRANCE      1.40X1.70
- 4 TOILET          1.70X2.75
- 5 KITCHEN        2.15X2.90
- 6 BEDROOM      3.10X3.45
- 7 CORRIDOR      1.20X4.35
- 8 BATHROOM     1.70X3.60
- 9 BATHROOM     1.75X2.95
- 10 BEDROOM     3.45X3.55  
                         0.60X2.30
- 11 MASTER  
BEDROOM        3.45X3.55  
                         0.60X2.30

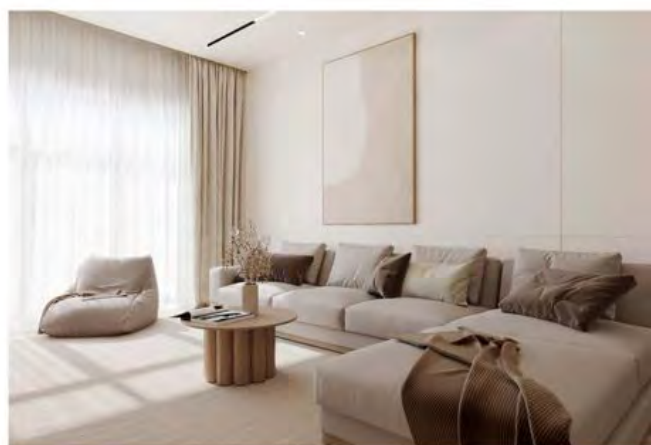
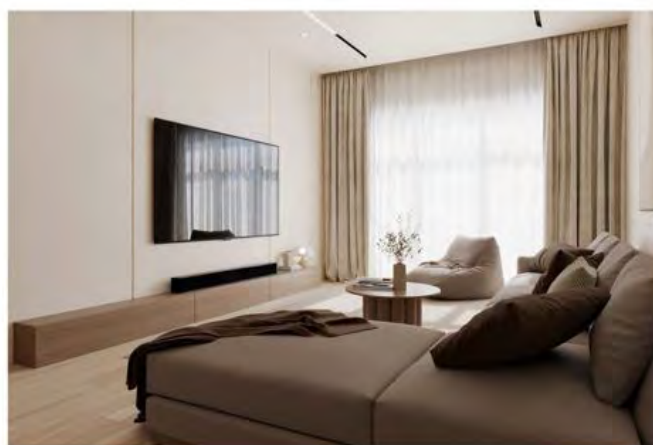




**AREA 110M<sup>2</sup>**

## SENIOR SUITE

- ➊ KITCHEN 2.75X2.95
- ➋ RECEPTION 3.35X8.60
- ➌ TERRACE 1.55X3.30
- ➍ BATHROOM 1.80X3.20
- ➎ CORRIDOR 1.20X2.35
- ➏ BEDROOM 1.20X1.20  
3.10X3.70
- ➐ BATHROOM 1.70X3.20
- ➑ MASTER BEDROOM 3.15X3.40  
1.30X2.20
- ➒ TERRACE 1.30X1.55

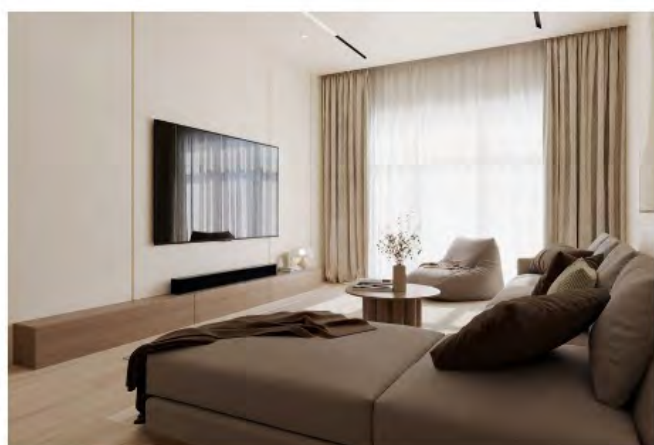
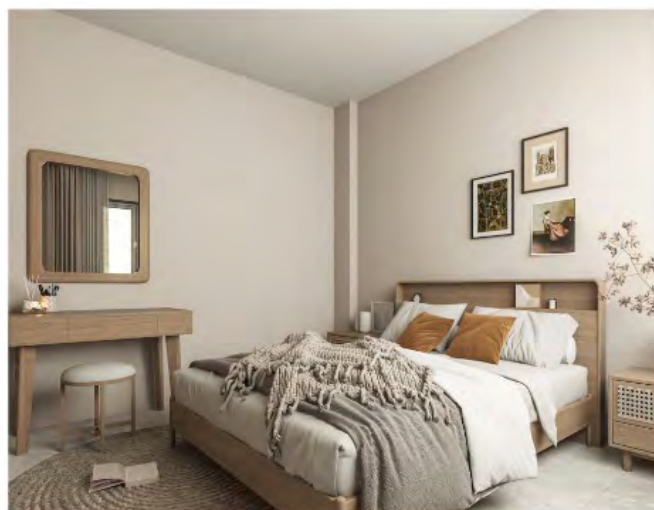
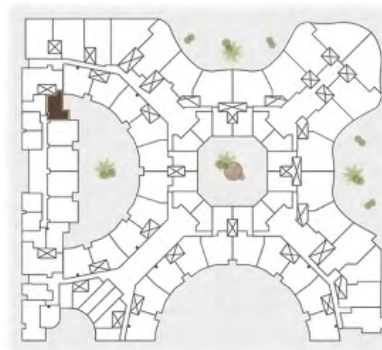




**AREA      60M<sup>2</sup>**

**JUNIOR SUITE**

- 1 RECEPTION      3.00X5.20**
- 2 TERRACE          1.35X3.10**
- 3 KITCHEN          1.90X4.75**
- 4 MASTER BEDROOM      3.10X3.15**
- 5 BATHROOM      1.30X1.65  
1.85X3.05**

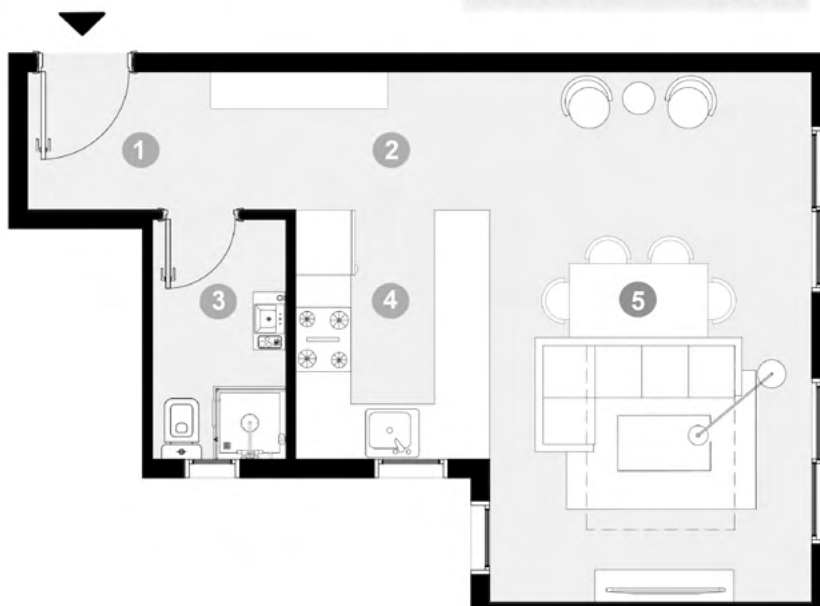




AREA 55 M<sup>2</sup>  
STUDIO



- 1 ENTRANCE 1.70X2.95
- 2 LOBBY 1.65X2.15
- 3 BATH 1.55X2.85
- 4 KITCHEN 2.15X2.45
- 5 RECEPTION 3.90X5.90





**MORSHEDY**  
**GROUP** مجموعة  
المرشدي

**19086**

**S K Y L I N E**